



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 12th Date of Posting: 2/24/92

Posted for: Lawrence E. Schmidt

Petitioner: Daniel Homberg

Location of property: 658' N of Holly Neck Rd. E of Baltimore Yacht Club Rd.

Location of signs: Along Baltimore Yacht Club Rd. at 901

Remarks: None

Posted by: William Date of return: 2/26/92

Number of signs: 1

**CERTIFICATE OF PUBLICATION**

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/26, 1992

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

S. Zeke Olson

Publisher

**Baltimore County Zoning Commission**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

Date

Cashier Validation

Please Make Checks Payable To: Baltimore County  
BA 001130AH02-04-92 \$35.00

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 2/26, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/26, 1992

THE JEFFERSONIAN.

S. Zeke Olson

Publisher

\$75.01

**Baltimore County Zoning Commissioner**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Date: 2/25/92

92-300-A

ITEM 316  
REVISED PLANS - \$100

Account: R-001-6150  
Number

LEGAL OWNER: Daniel Homberg  
901 Baltimore Yacht Club Road  
15c5

Please Make Checks Payable To: Baltimore County  
BA 001130AH02-26-92 \$35.00

**Baltimore County Zoning Commissioner**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Date: 2/26/92

92-300-A

ITEM 316

REVISED PUBLIC HEARING FEE: 100 PRICE: \$35.00

100 REVISIONS (TIRL) 100 PRICE: \$35.00

LAST NAME OF OWNER: HOMBERG, 100 PRICE: \$35.00

PAID PER TYPED RECEIPT  
DATED 2/26/92

Please Make Checks Payable To: Baltimore County

**Baltimore County Zoning Commission**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

Date

Cashier Validation

Please Make Checks Payable To: Baltimore County

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

DATE: 2-28-92

Daniel Homberg  
901 Baltimore Yacht Club Road  
Baltimore, Maryland 21221

RE:  
CASE NUMBER: 92-300-A  
658' N of Holly Neck Road  
901 Baltimore Yacht Club Road  
15th Election District - 5th Councilmanic  
Petitioner(s): Daniel Homberg

Dear Petitioner(s):

Please be advised that \$ 100.01 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Carl J. Jell

MURIEL HANSON  
DIRECTOR

cc: G. Scott Barhight, Esq.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

FEBRUARY 25, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-300-A  
658' N of Holly Neck Road  
901 Baltimore Yacht Club Road  
15th Election District - 5th Councilmanic  
Petitioner(s): Daniel Homberg  
HEARING: FRIDAY, MARCH 20, 1992 at 2:00 p.m.

Variance to permit side yard setbacks of 25 feet, 25 feet and 28 feet in lieu of the required 50 feet.

Laurence E. Schmidt

Laurence E. Schmidt

Zoning Commissioner of  
Baltimore County

cc: Daniel Homberg  
G. Scott Barhight, Esq.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

March 9, 1992

G. Scott Barhight, Esquire  
Whiteford, Taylor & Preston  
210 W. Pennsylvania Avenue  
Towson, MD 21204

RE: Item No. 316, Case No. 92-300-A  
Petitioner: Daniel Homberg  
Petition for Variance

Dear Mr. Barhight:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments  
Date: March 9, 1992  
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,  
W. Carl Richards, Jr.  
W. Carl Richards, Jr.  
Zoning Coordinator

WCR:jw

Enclosures

cc: Mr. Daniel Homberg  
901 Baltimore Yacht Club Road  
Baltimore, MD 21221



3/6/92 2981 92  
BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: March 4, 1992

FROM: Gary L. Kerns, Chief  
Comprehensive and Community Planning  
Office of Planning and Zoning

SUBJECT: Homberg Property, Item No. 316

In reference to the applicant's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

GLK/JL:rdn  
NOCOMTS/TXTROZ

RECEIVED  
MAR 5 1992  
ZONING OFFICE

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this  
4th day of February, 1992.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:

*W. Carl Richards Jr.*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Daniel Homberg

Petitioner's Attorney: G. Scott Barhight

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

February 19, 1992

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #316, Zoning Advisory Committee Meeting of  
February 18, 1992, Daniel Homberg, E/S Baltimore Yacht Club Rd.,  
650' N of Holly Neck Road (#901 Baltimore Yacht Club Road), D-15,  
Public Water and Private Sewer

COMMENTS ARE AS FOLLOWS:

Soil percolation tests must be conducted during wet weather testing  
period (February through April) prior to subdivision approval.

In order to subdivide this property, the owner or developer will be  
required to comply with the subdivision regulations of the State of Maryland  
and Baltimore County. If there are any questions regarding the subdivision  
process, please contact the Land Development Section at 887-2762.

SSF:rmp

316.ZNG/GWRMP

RECEIVED  
FEB 21 1992  
ZONING OFFICE

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(301) 887-4500

FEBRUARY 12, 1992

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: DANIEL HOMBERG

Location: #901 BALTIMORE YACHT CLUB ROAD

Item No.: 316 Zoning Agenda: FEBRUARY 18, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by  
this Bureau and the comments below are applicable and required to be  
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Anthony J. Shaw* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JF/REK

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

DATE: February 25, 1992

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for February 18, 1992

The Developers Engineering Division has reviewed  
the subject zoning items and we have no comments for  
Items 315, 317 and 319.

For Item 306, this site must be submitted through the  
minor subdivision process for review and comments.

For Item 308, the highway widening is not shown on the  
plan as per record plat EHK, Jr. 53/121. The lot area  
would decrease .017 acre.

For Item 313, the area shown as being conveyed from  
Lot 7 to Lot 8 is a portion of an existing County easement  
(RW86-140-11). An existing 15-inch public drain is within  
this easement and in close proximity to the wall shown on  
the plat. This wall should be relocated beyond the limits  
of the easement.

For Item 314, this site is subject to the previous  
County Review Group comments.

For Item 316, this site must be submitted through  
the minor subdivision process for review and comment.  
The proposed right-of-way width from the site to Holly  
Neck Road is 50 feet.

For Item 320, Middleborough Road is proposed as a  
60-foot right-of-way and Sassafras Road is proposed as  
a 50-foot right-of-way. A 10-foot widening is requested  
along these frontages.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

BALTIMORE COUNTY  
ECONOMIC DEVELOPMENT COMMISSION

Memorandum

TO: Julie Winiarski  
Office of Zoning Administration and  
Development Management

FROM: A. J. Haley, Deputy Director  
Economic Development Commission

DATE: February 14, 1992

RE: Zoning Advisory Comments for Meeting of February 18, 1992

This office has no comment for items 306, 308, 313, 314, 315, 316, 317,  
319 and 320.

RECEIVED  
FEB 20 1992  
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Dept. of Zoning & Development Management

DATE: February 26, 1992

FROM: J. James Dieter

SUBJECT: Zoning Hearing - Item 316  
Mr. Daniel Homberg  
901 Baltimore Yacht Club Road

The Chesapeake Bay Critical Area Program requests an extension for the  
review of the petition request for Mr. Daniel Homberg. The applicant  
must still submit a Critical Area Findings Plan for review and send a letter  
via certified mail to this Department requesting a Findings. A Findings  
will be provided when the applicant has satisfied all Critical Area  
requirements. The petitioner can get a copy of the Findings Plan Checklist  
by contacting Ms. Nancy Pentz at 887-2904.

NSS:ju

cc: Ms. Gwen Stephens  
Mr. Daniel Homberg  
Gerhold, Cross, & Etzel

HOMBERG/WQBCA

RECEIVED  
MAR 6 1992  
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and Development Management

DATE: March 16, 1992

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for March 3, 1992

The Developers Engineering Division has reviewed  
the subject zoning items and we have no comments for  
Items 117 (Case No. 92-108-X), 329, 330, 331, 333 and  
334.

For Item 316, the previous minor subdivision comments  
still apply.

For Item 298 (Case No. 92-296-XA), and Item 332, the  
sites must be submitted through the new subdivision process  
for review and comments.

For Item 328, the site must be submitted through the  
minor subdivision process for review and comments.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

RECEIVED  
MAR 17 1992  
ZONING OFFICE

RECEIVED  
MAR 2 1992  
ZONING COMMISSIONER

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: March 12, 1992

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rabee J. Famili

SUBJECT: Z.A.C. Comments

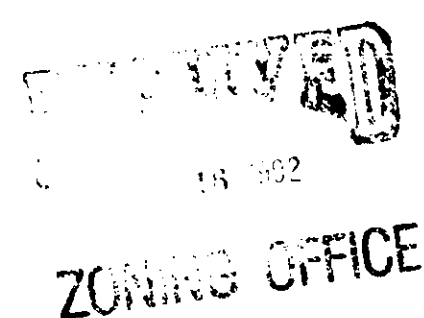
DATE: MEETING DATE: February 18, 1992

ITEM NUMBER: 316

Please see the annex subdivision comments for this site.

*Rabee J. Famili*  
Rabee J. Famili  
Traffic Engineer II

RECEIVED

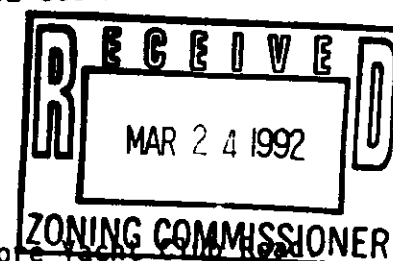
BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director  
Office of Zoning Administration  
and Development Management

DATE: March 19, 1992

FROM: J. James Dieter, Director

SUBJECT: Petition for Zoning Variance - Case No. 92-300-A  
Homborg Property  
Chesapeake Bay Critical Area Findings



## SITE LOCATION

The subject property is located at 901 Baltimore Yacht Club Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Mr. Daniel Homborg

## APPLICANT PROPOSAL

The applicant proposes to subdivide a lot that has two existing single family dwellings and to rebuild one of the existing houses. The applicant has requested a variance from section 1A04.3.B.3 of the Baltimore County Zoning Regulations to permit side yard setbacks of 25 feet, 25 feet, and 28 feet in lieu of the required 50 feet.

## GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

- "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
- Conserve fish, wildlife and plant habitat; and
- Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.0>

Memo to Mr. Arnold Jablon  
March 19, 1992  
Page 2

## REGULATIONS AND FINDINGS

- Regulation:** "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Section 26-449(a)>.
- Policy:** Redevelopment - If less than a 100 foot buffer exists, the buffer is established from the limit of existing permitted disturbance to the shoreline <Department of Environmental Protection and Resource Management Policy Manual - Chesapeake Bay Critical Area, Buffers>.
- Finding:** This property is adjacent to the tidal water of Middle River and contains tidal wetlands. The applicant is proposing to construct a single family dwelling within the 100 foot buffer. This does not comply with the above regulations and cannot be approved.
- Regulation:** "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" <Baltimore County Code, Section 26-447>.
- Regulation:** "A minimum 25 foot buffer shall be maintained around all non-tidal wetlands so that development or other activities will not adversely affect the wetlands or the wildlife contained therein" <Baltimore County Code Section 26-448(a)>.
- Finding:** The soils on this property indicate a strong potential for non-tidal wetlands. The applicant must field delineate the non-tidal wetlands. This property also has tidal wetlands. Mean high tide and the limit of tidal wetlands must be shown on a Findings Plan. All wetland delineations must be verified by this Department and then surveyed onto the plan with the appropriate buffers. No disturbance of tidal wetlands shall be allowed and any disturbance of non-tidal wetlands must comply with the above regulations.
- Regulation:** "The sum of all man-made impervious areas shall not exceed 15% of the lot" <COMAR 14.15.02.04 C.(7)>.

Memo to Mr. Arnold Jablon  
March 19, 1992  
Page 3

**Findings:** This plan does not show all proposed impervious surfaces. A driveway showing access to lot #2 must be shown and a calculation of the impervious surface percentage on each lot must be included on the Findings Plan. Until it is demonstrated that all proposed development does not create impervious surfaces that exceed 15% of the lot, this project cannot be approved.

- Regulation:** "For the alteration of forest or developed woodlands as delineated on the January, 1986 Baltimore County Forest and Developed Woodlands aerial photographs:
  - No more than 20% of the sum of all forest and developed woodland may be cleared, and this shall be replaced by afforestation on a 1:1 acreage basis. An additional 10% of the forest or developed woodland may be cleared provided in such case, however, that every acre of forest or developed woodland cleared shall be replaced by 1.5 acres of afforestation.
  - Forest or developed woodland cleared in LDAs shall be replaced in LDAs, LDAs, R.C. 20, or R.C. 50 Zones. Forest or developed woodland removed in the R.C. 20 or R.C. 50 Zones shall be replaced only in R.C. 20 or R.C. 50 Zones.
  - The forest or developed woodland cleared shall be replaced according to an approved forest establishment plan. If the configuration of the site precludes on-site replacement, it is the applicant's responsibility to secure an off-site area suitable for afforestation and in compliance with d(1) and d(2) preceding. If an appropriate off-site area cannot be located or secured, the County will allow the applicant to pay a fee-in-lieu" <Baltimore County Code, Section 26-453(c)>.
- Regulation:** "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland cover of at least 15%" <COMAR 14.15.02.04 C.(5)(e)>.
- Findings:** The proposed lot #2 contains designated forest which needs to be shown on the Findings Plan. Any proposed clearing must show a location for replacement. Both lots must propose afforestation if at least 15% forest or developed woodland cover does not exist. Until this information is presented, these proposed lots do not comply with the above regulations.

Memo to Mr. Arnold Jablon  
March 19, 1992  
Page 4

- Regulation:** "The stormwater management system shall be designed so that:
  - Development will not cause downstream property, watercourses, channels or conduits to receive stormwater runoff at a higher rate than would have resulted from a ten year frequency storm if the land had remained in its predevelopment state;
  - Infiltration of water is maximized throughout the site, rather than directing flow to single discharge points; and
  - Storm drain discharge points are decentralized to simulate the predevelopment hydrologic regime.
  - There is sufficient storage capacity to achieve water quality goals of COMAR 14.15 and to eliminate all runoff caused by the development in excess of that which would have come from the site if it were in its predevelopment state" <Baltimore County Code, Section 26-453(h)>.
- Findings:** Stormwater must be infiltrated from all new impervious surfaces. No method has been proposed for meeting this stormwater requirement, therefore, this project cannot be approved as proposed.

## CONCLUSION

This proposal has not demonstrated that it complies with Chesapeake Bay Critical Area Regulations, and is therefore not approved. If there are any questions, please contact Ms. Patricia M. Farr at 887-2904.

*J. James Dieter*  
J. James Dieter, Director

JJD:NSS:ju  
Attachmentcc: Mr. Daniel Homborg  
Mr. Scott Barhight  
Gerhold, Cross & Etzel

HOMBORG/TXTNNS

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director  
Office of Zoning Administration  
and Development Management

DATE: July 28, 1992

FROM: J. James Dieter, Director

SUBJECT: Petition for Zoning Variance - Case No. 92-300-A  
Homborg Property  
Chesapeake Bay Critical Area Findings

## SITE LOCATION

The subject property is located at 901 Baltimore Yacht Club Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Mr. Daniel Homborg

## APPLICANT PROPOSAL

The applicant proposes to subdivide a lot that has two existing single family dwellings and to rebuild one of the existing houses. The applicant has requested a variance from section 1A04.3.B.3 of the Baltimore County Zoning Regulations to permit a reduced side yard setback in lieu of the required 50 feet.

## GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

- "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
- Conserve fish, wildlife and plant habitat; and
- Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.0>

Mr. Arnold E. Jablon  
July 28, 1992  
Page 2

## REGULATIONS AND FINDINGS

- Regulation:** "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Section 26-449(a)>.
- Policy:** Redevelopment - If less than a 100 foot buffer exists, the buffer is established from the limit of existing permitted disturbance to the shoreline <Department of Environmental Protection and Resource Management Policy Manual - Chesapeake Bay Critical Area, Buffers>.
- Finding:** This property is adjacent to the tidal water of Middle River and contains tidal wetlands. The applicant is proposing to construct a single family dwelling within the established limits of the existing house. This is approximately 70 feet from the edge of tidal wetlands and does comply with the above policy.
- Regulation:** "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" <Baltimore County Code, Section 26-447>.
- Finding:** No non-tidal wetlands exist on this site or in the vicinity of the site. Tidal wetlands are adjacent to the east side of the property. No disturbance of these wetlands shall occur.
- Regulation:** "The sum of all man-made impervious areas shall not exceed 15% of the lot" <COMAR 14.15.02.04 C.(7)>.
- Findings:** This subdivision proposes to create impervious surfaces that sum to 9% on Lot 1 and 12% on Lot 2. Additional impervious surfaces shall not be allowed if they sum to more than 15% of the lot.
- Regulation:** "For the alteration of forest or developed woodlands as delineated on the January, 1986 Baltimore County Forest and Developed Woodlands aerial photographs:
  - No more than 20% of the sum of all forest and developed woodland may be cleared, and this shall be replaced by afforestation on a 1:1 acreage basis. An additional 10% of the forest or developed woodland may be cleared provided in such case, however, that every acre of forest or developed woodland cleared shall be replaced by 1.5 acres of afforestation.

ORDER RECEIVED FOR FILING

Date 8/1/92  
By [Signature]

Mr. Arnold E. Jablon  
July 28, 1992  
Page 3

- Forest or developed woodland cleared in LDAs shall be replaced in LDAs, LDAs, R.C. 20, or R.C. 50 Zones. Forest or developed woodland removed in the R.C. 20 or R.C. 50 Zones shall be replaced only in R.C. 20 or R.C. 50 Zones.
- The forest or developed woodland cleared shall be replaced according to an approved forest establishment plan. If the configuration of the site precludes on-site replacement, it is the applicant's responsibility to secure an off-site area suitable for afforestation and in compliance with d(1) and d(2) preceding. If an appropriate off-site area cannot be located or secured, the County will allow the applicant to pay a fee-in-lieu" <Baltimore County Code, Section 26-453(c)>.
- Regulation:** "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland cover of at least 15%" <COMAR 14.15.02.04 C.(5)(e)>.
- Finding:** The proposed lot #1 has 15% forest cover existing. The proposed lot #2 contains designated forest as shown on the 1986 Aerial photographs and the Findings Plan. A location on lot #2 is shown for replacement of cleared forest from lot #2. An approved Forest Establishment Plan and Agreement shall be required prior to the release of the building permit.
- Regulation:** "The stormwater management system shall be designed so that:
  - Development will not cause downstream property, watercourses, channels or conduits to receive stormwater runoff at a higher rate than would have resulted from a ten year frequency storm if the land had remained in its predevelopment state;
  - Infiltration of water is maximized throughout the site, rather than directing flow to single discharge points; and
  - Storm drain discharge points are decentralized to simulate the predevelopment hydrologic regime.
  - There is sufficient storage capacity to achieve water quality goals of COMAR 14.15 and to eliminate all runoff caused by the development in excess of that which would have come from the site if it were in its predevelopment state" <Baltimore County Code, Section 26-453(h)>.
- Findings:** The first one-half inch of runoff is proposed to be infiltrated into drywells for the houses on both lot #1 and lot #2. This will meet stormwater management requirements as they relate to Section 26.453(h) of the Baltimore County Code.

ORDER RECEIVED FOR FILING

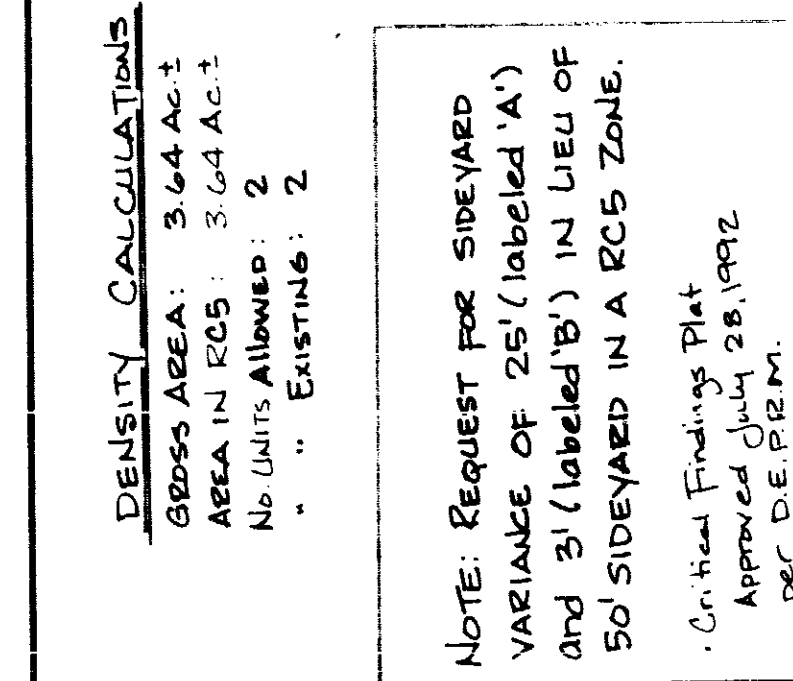
Date 8/1/92  
By [Signature]



901 Bell, Hatch Club Rd.  
2401, Delphat, Branch Rd  
at 44th, Hwy 1140 21161  
2401, 44th, Hwy 1140 21161  
2401, 44th, Hwy 1140 21161  
Delphat, 44th, Hwy 1140 21161







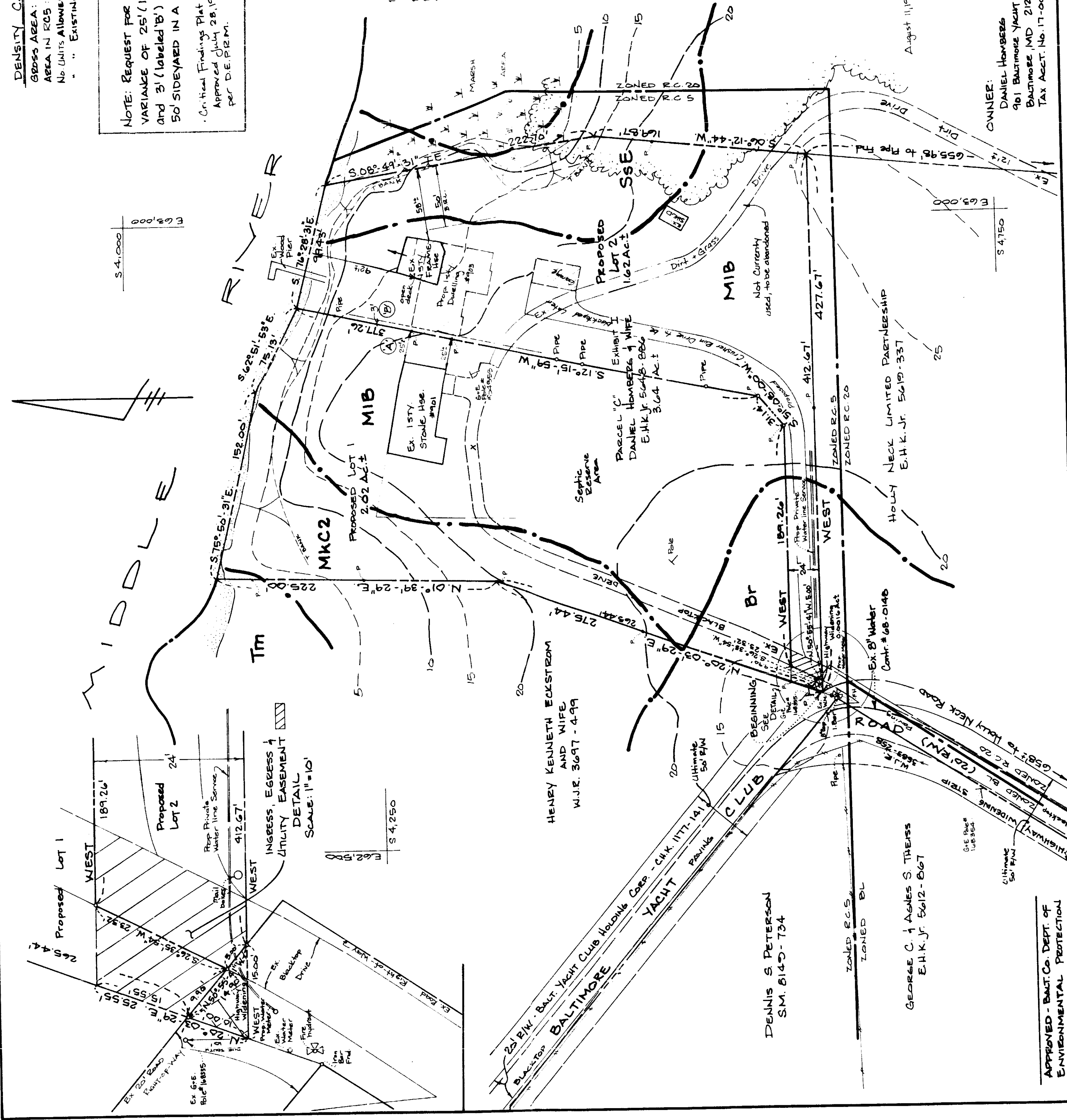
1

[illegible]

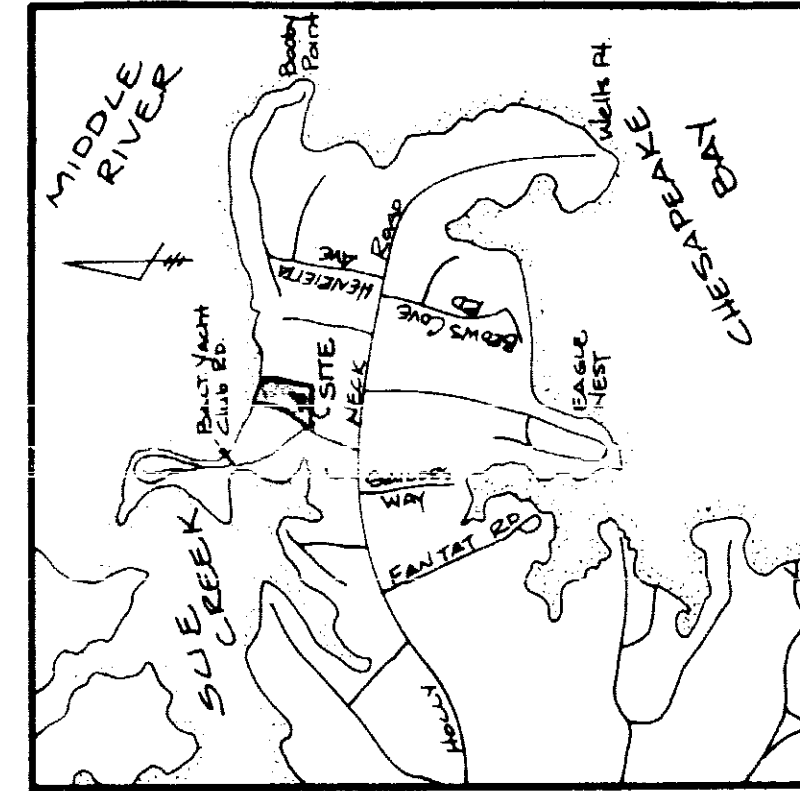
AMENDED  
PLAT TO ACCOMPANY ZONING PETITION  
CASE No 92-300-A

OF PROPERTY OF  
**DANIEL HOMBERG**  
LOCATED IN  
15<sup>th</sup> ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND  
ZONED R.C.S TOTAL AREA 9.64<sup>1</sup>/<sub>2</sub> AC  
DEED REF. E.H.K. 7 5048-886 PAGES "C" EXHIBIT I  
JANUARY 20, 1992  
JANUARY 7, 1992  
SCALE: 1"=50'  
**GERHOLD, CROSS & ETZEL**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
412 DELAWARE AVENUE  
TOWSON, MARY. AND 21254  
(410) 825-4470

INNER:  
DANIEL HAMBERS  
901 BALTIMORE YACHT CLUB RD.  
BALTIMORE, MD 21221  
Tel: 410-321-1416 17-00-00000000



APPROVED - BALT. CO. DEPT. OF  
ENVIRONMENTAL PROTECTION  
10-2-1982 AGREEMENT



VICINITY MAP SCALE: 1" = 2000'

DENSITY CALCULATIONS  
GROSS AREA: 3.64 AC.±  
AREA IN RC.5: 3.64 AC.±  
NO. UNITS ALLOWED IN RC.5:  
TOTAL UNITS (EXISTING) :  
Tax Account No: 21-00-  
COUNTY MAP NO: 5

HOLLY NECK LIMITED PARTNERSHIP  
E. H. K. F. 5619 - 322

1

NOTE: REQUEST FOR SIDEYARD VARIANCE OF 25' (labeled 'A'), 3' (labeled 'B') IN LIEU OF 50' SIDEYARD IN A R.C.5 ZONE.

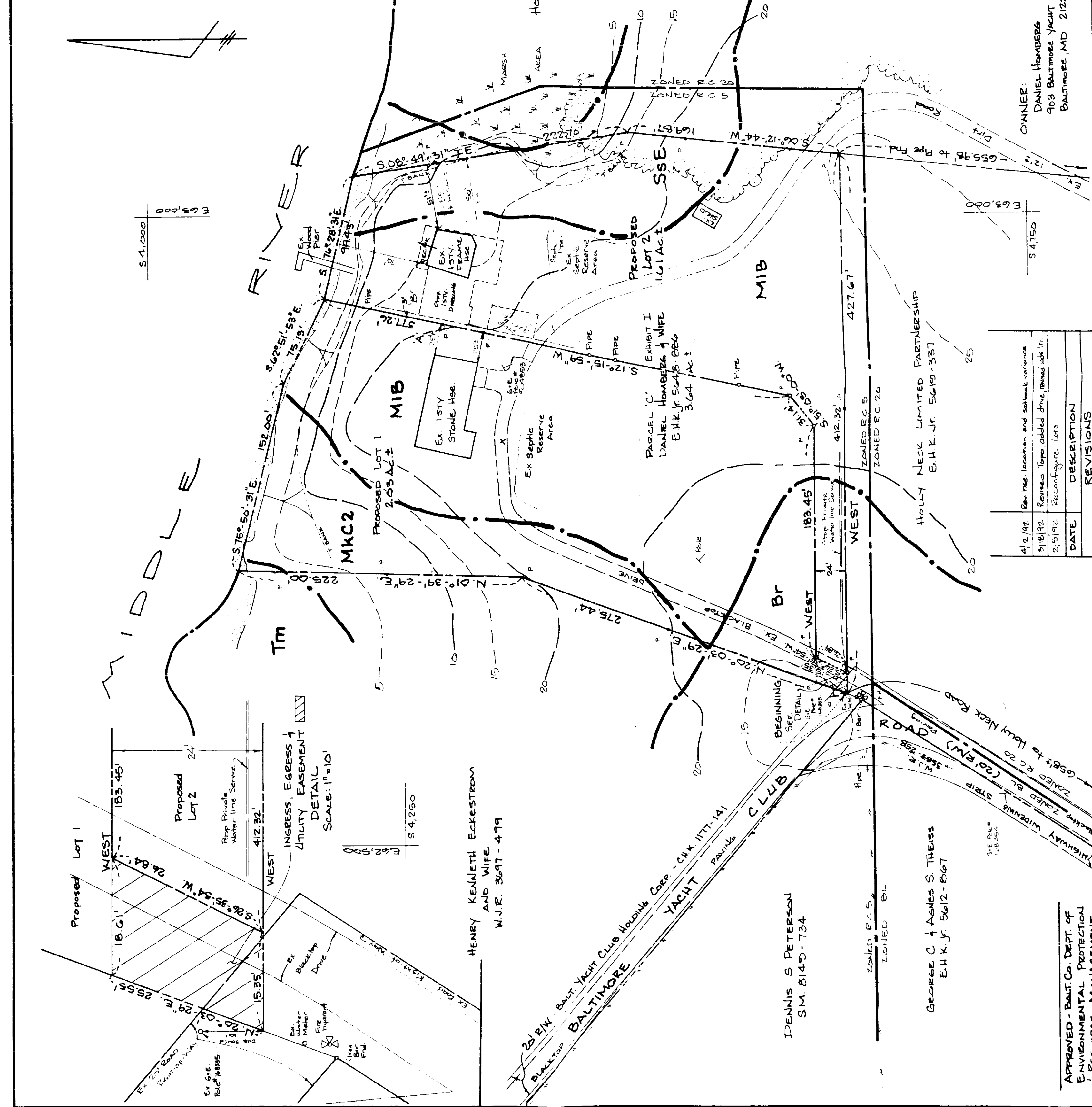
\* BOTH HOUSES SERVED BY PUBLIC WATER SERVICE.

- TOPG TAKEN FROM BALT. CO. 200 SCALE TOPOGRAPHIC MAPS DATED 1954, LOT 2, TOPG IS FIELD RUN.
- THERE ARE NO UNDERGROUND FUEL STORAGE TANK LOCATED ON THE HEREON SHOWN PROPERTY.
- ALL EXISTING FEATURES WERE FIELD LOCATED

AMENDED  
PLAT TO ACCOMPANY "JOINING PETITION  
AND  
MINOR SUBDIVISION PLAT

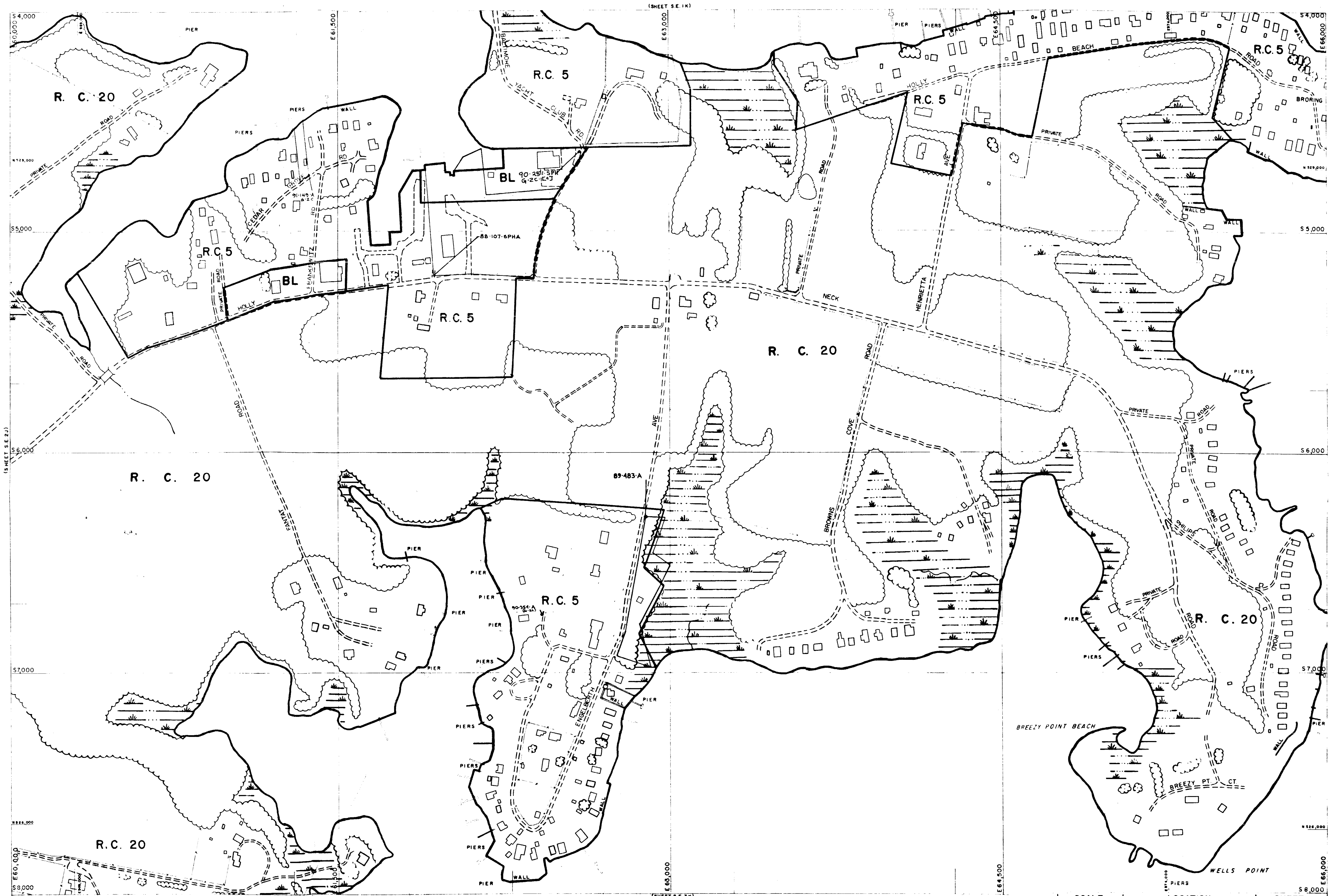
OF PROPERTY OF  
DANIEL HOMBERG  
LOCATED N  
15th ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND  
ZONED R.C.5  
TOTAL AREA 3.04<sup>1</sup>/<sub>2</sub>  
REF. E.H.F. 5648-886, PRECEL. C. EXHIBIT I  
DEED JANUARY 7, 1992  
SCALE 1"=50'  
GERHOLD, CROSS & ETZEL  
REGISTERED PROFESSIONAL LAND SURVEYORS  
412 TOMPKINS AVENUE  
DOWNSBORO, OHIO 44024  
(419) 923-5410

NER:  
DANIEL HOMBERG  
903 BALTIMORE YAC  
BALTIMORE, MD



APPROVED - BALT. CO. DEPT. OF  
ENVIRONMENTAL PROTECTION





E-NE ZZ-NW

1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988

Ord. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

*John F. V. [Signature]*  
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

GERHOLD, CROSS & ETZ  
Registered Professional Land Surveyors  
412 Delaware Avenue  
TOWSON, MARYLAND 21204

SCALE  
1" = 200'

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
HOLLY NECK

SHEET  
S.E.  
2-K

92-300-A